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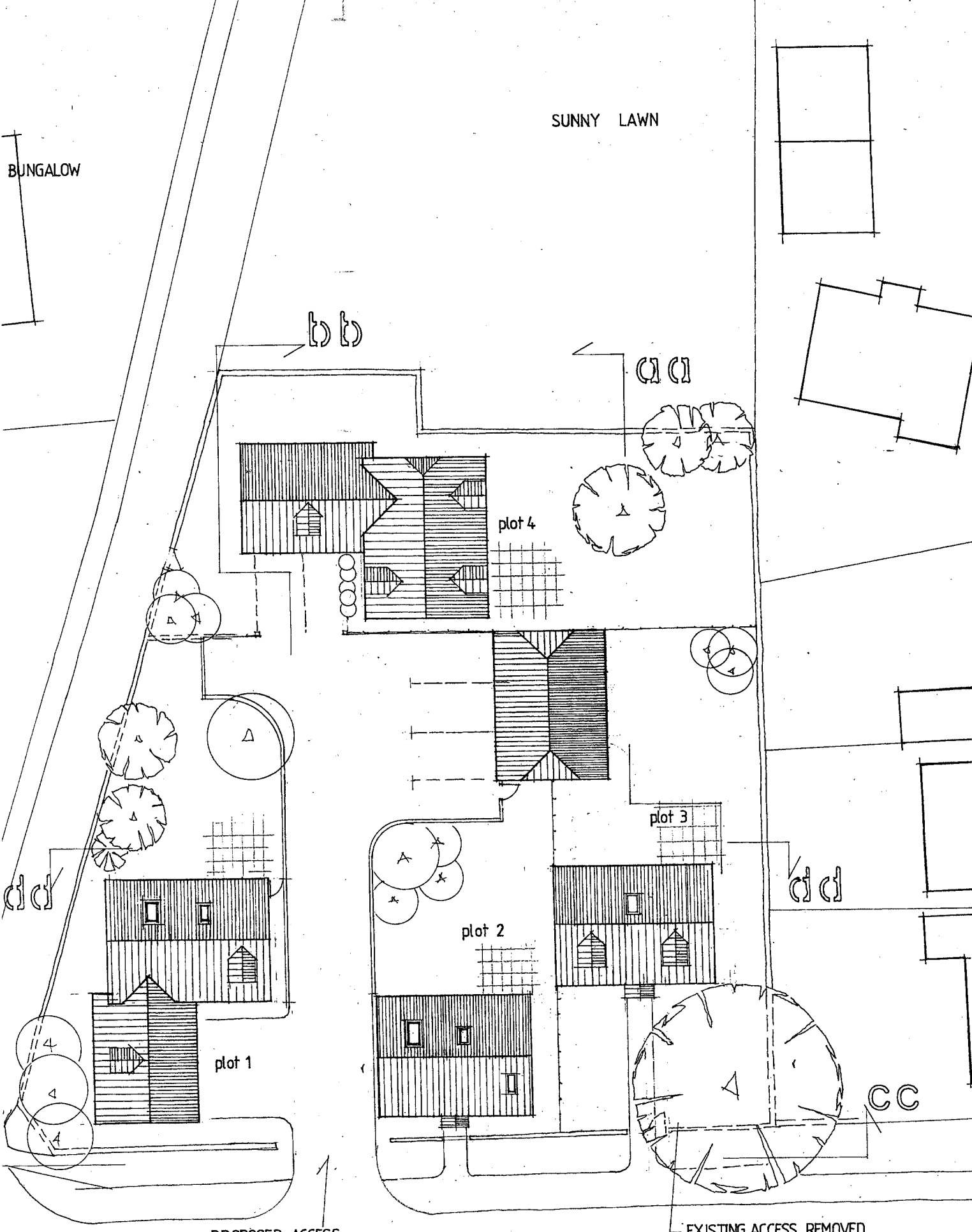
Centre Coordinates: 439682 198109

National Grid of this Site:

Supplied by Serial Numt

SUNNY LAWN

BUNGALOW



PROPOSED ACCESS

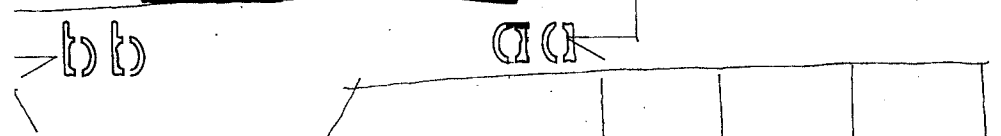
EXISTING ACCESS REMOVED

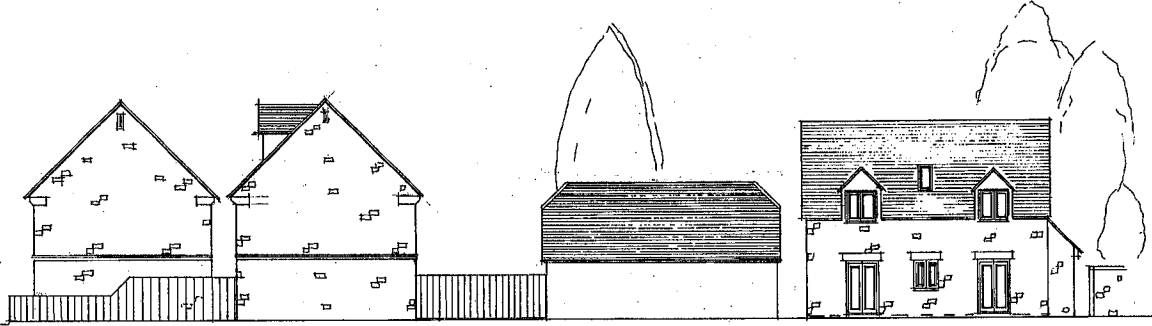
FARINGDON ROAD

NEW PROPOSAL

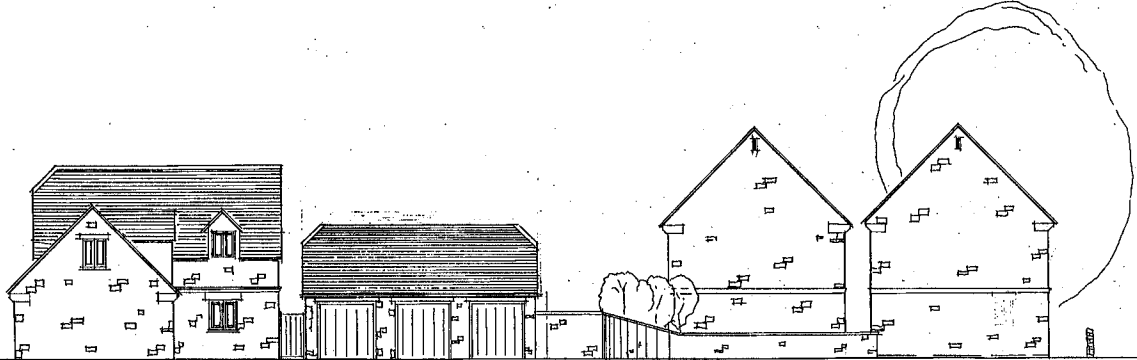
APPENDIX 1

1
1
m
10m





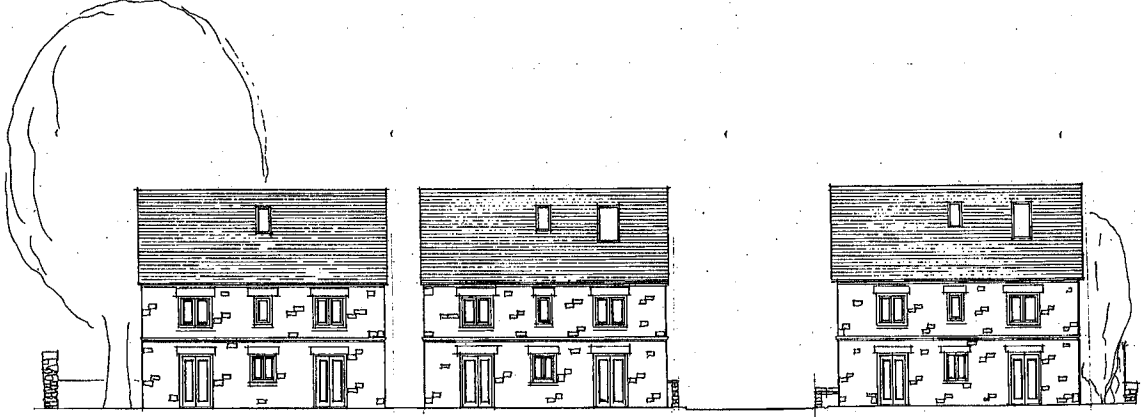
site section a a



site section b b



site section c c



site section d d

APPENDIX 1

1:50 = 3m
 1:100 = 6m
 1:200 = 12m
 1:500 = 30m
 1:1000 = 75m
 1:2500 = 150m

V.I.F. OF WHITE HORNS
 DISTRICT COUNCIL
 RUS'D 9 FEB 1987
 CORPORATE POSTAL
 SERVICES-5

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07/00180/FUL KBA/6710/10

Victor C. Brown
 Chartered Architect

STANAB
 FARINGTON RD
 SOUTHMOOR

SITE ELEVATIONS
 PLANNING SUBMISSION **A1**

scale 1:100

date: NOV 06 drawn **RMC**

dwg no. 06 779 04 REV. **A**

VICTOR C. BROWN

— Chartered Architect —

**Proposed demolition of bungalow and
construction of 4 no. detached houses, garages,
parking and access road at**

**Stanab, Faringdon Road, Southmoor,
Oxfordshire.**

DESIGN & ACCESS STATEMENT

07/00180/FUL KBA/6770/10

December 2006

APPENDIX 1

DESIGN

1. The proposal is to demolish the existing bungalow on the site and construct four detached houses with garages, parking and access road.
2. The development comprises 3 no. 2½ storey, 4-bedroom dwellings and 1 no. 1½ storey, 3-bedroom dwelling. The 2½ storey units are sited along the street frontage, similar to other developments nearby but with Unit 3 set back to provide a varied and interesting street elevation and to retain the existing mature tree in the south-east (front) corner of the site.

The fourth unit, to the rear of the site, is 1½ storeys high to reduce the massing of the building and prevent it over-dominating the garden area of the property to the north. A half hip has been introduced to the roof on the north side to further reduce the building's impact. All the dwellings are orientated so that there is no over shadowing or overlooking between the buildings on the site or adjacent properties.

3. The site is comparatively large and the layout has been designed to accommodate not only the dwellings but the parking areas, garage, and access, and so that all the dwellings have sizeable private garden areas that cannot be overlooked either by other dwellings in the development or by neighbouring properties.
4. In terms of appearance the buildings will be constructed traditionally, utilizing materials and detail sympathetic in both design and character, not only to the neighbouring houses but to the area generally, and with ridge heights no higher than those of the houses on the adjacent Blenheim Way development.

LANDSCAPING

1. The site has very defined boundaries and the high walls to the east and north will be retained. The mature trees and shrubs on the west boundary, adjacent to the access track will be retained as far as possible to provide privacy to the garden area of Unit 1. As previously stated, the large tree in the south-east corner will be retained together with the mature maple and cherry trees in the rear garden of Unit 4.

The low front boundary wall will be retained but altered to create a new vehicular access and pedestrian gates to the houses.

The private garden areas will be turfed with paved footpaths and driveways to the houses. The access road will also be paved, with a rumble strip formed in granite sets at the entrance to the site.

ACCESS

1. The existing access to the site will be closed and the wall, footpath and verge reinstated. A new road, 4500mm wide will be formed to provide access to the garages and parking areas so that cars can park within the curtilage of the site and enter and leave in a forward direction.
2. Similarly, service vehicles and emergency access vehicles can likewise enter the site and turn within the hammerhead and have access to all dwellings. Parking is provided on the basis of minimum 3 spaces per dwelling, with all units having lockable garages and space available for visitors.
3. The site is flat and level access will be provided to all houses, particularly between the parking spaces and the dwellings. Level access to the principal entrance in each dwelling will be provided in accordance with the Building Regulations.

APPENDIX 2



Victor C. Brown
Chartered Architect

STANAB
SOUTHMOOR
SOUTHMOOR

SITE LAYOUT PLAN
PLANNING SUBMISSION

scale 1:200

date: NOV 06 drawn RMC.

dwg no. 06:779:01 rev.

PREVIOUS PROPOSAL

VALLEY OF THE HORSE
DISTRICT COUNCIL
REC'D 21 DEC 2006
CORPORATE POSTAL
SERVICES 3